

Newfields Planning Board Minutes August 18, 2005

Attendance: Mike Price, Mike Todd, Bill Meserve and Town Planner Reuben Hull.

Chairman Mike Price opened the meeting at 7:00 pm.

Preliminary Discussion

Noah Tremblay presented his plans for the property that he recently purchased at 34 Railroad Ave., (Map 102 Lot 51) formerly owned by Larry Shaw. Mike Todd offered to recuse himself because he has worked with Mr. Tremblay in the past. The Board did not feel this was necessary.

Mr. Tremblay is intending on making the present warehouse a woodworking shop. He will be connecting to town water and sewer. The building will have one bathroom and the remainder will be the shop. It is zoned industrial. Reuben has met with Mr. Tremblay regarding his proposal and suggested that he come before the Board. The woodworking shop is a permitted use. There will be no retail business conducted from the building.

The Board discussed parking. Reuben informed us that the parking requirement is based on employees not on square feet. There is ample parking for employees on the property which is 1.5 acres in size. The lower part of the building will continue to be rented out to a flooring company for storage. There will be no heat in the building. The existing loading docks will be used a couple of times a month when deliveries come in.

Mr. Tremblay is also willing to allow parking on his land for people using the town landing if the town is willing to mow the area.

The Board did not feel it was necessary for Mr. Tremblay to do a site plan because there is no change in use. It is an existing non-conforming lot and if anything changes on the site in the future the applicant would be required to come before the Board with a site plan. A motion was made by Mike Todd and seconded by Bill to not require a site plan review but if there are ever any plans to change the use they would need to come before the Board. Yes-3, No-0. Reuben suggested that an easement or agreement be made with the Selectmen regarding mowing and parking on the right hand side of the landing.

Pride Development

Wayne Morrill from Jones & Beach Engineering was present and addressed the Board. This hearing has been continued since May. At the May meeting the applicant was directed to put \$5,000 in escrow for consulting fees, which was submitted to Sue. A hydrogeologic study has been completed and will be sent to Reuben and Hydroterra for their review. The newest set of plans for the convenience store and gas station will also be sent to Reuben. The applicants modified traffic study, without the drive through, will be reviewed by Traffic Engineer Kevin Dandrade. Wayne also submitted comments

from the Department of Transportation regarding the driveways. The applicant is hopeful that all three reviews will be complete and ready for discussion next month. The hearing will continue at the September meeting.

Coed Sportswear

Mark Lane was unable to attend the meeting but Reuben gave a brief summary. The waivers for topography and drainage were approved at the last meeting. Modifications to the plan that were requested by Reuben have been made and the application is ready to be signed. The applicant submitted the Registry of Deeds recording fees. Landscaping on the property was discussed. A motion was made by Mike Todd and seconded by Bill to approve the plan on the condition that all fees are paid and the plantings have been done as previously approved on the original plan or have the applicant post a bond if he wishes to wait until next year to do them. Yes-3, No-0. Reuben will check the plantings prior to recording the plan and will send a letter to Mark Lane if necessary.

Case Subdivision

The application has been tabled pending Superior Court decision.

Great Bay Campground Store

Mike Todd informed the Board that a light lens insert has been installed on one of the lights under the canopy at the store. The lens was made to reduce the brightness of the lights. Also, the as-built design has been submitted to Reuben.

Subdivision & Site Review Regulations

This is the second hearing on the regulation for the maintenance of cul-de-sac islands. Reuben stated that the cul-de-sac regulation will establish a minimum standard for future cul-de-sac islands. The Board needs to determine what degree they would like to see them maintained. Maintenance of landscaping can be assigned to either a homeowner's association or to an individual lot and noted in restrictive covenants and deeds. Bill thought that the landscaping should be approved by the Planning Board. Mike Todd would like to keep the regulation simple and agreed that a landscaping plan for future cul-de-sacs be presented to the Board for approval. A motion was made by Bill and seconded by Mike Todd to approve the regulation for the maintenance of cul-de-sac islands. Yes-3, No-0. Cul-de-sacs will be landscaped.

Conservation Subdivision Ordinance

The Board discussed changes to the Conservation Subdivision Ordinance. The considerations for ordinance revisions were as follows:

- Make open space mandatory for all subdivision proposals
- Reduce density bonuses
- Perimeter buffer requirements
- Contiguous uplands
- Reduce minimum frontage requirements
- Require active recreation such as fields or play area rather than walking trails
- Delete yield plan to establish maximum density

- Require landscaping/planting

The above items will be posted and discussed in further detail at the next meeting.

Access Management

At this point Reuben is looking for direction from the Board. This is a major change in our zoning and should be looked at very carefully. Maybe we should start by concentrating on the commercial and industrial zones and exclude residential at this time. The intent is to rezone with overlays. We need to designate the areas to target for rezoning and we need to determine the types of uses that we want to allow.

This is a public hearing on access management and it has been legally posted. Changes will be adopted as an ordinance and voted on at town meeting.

The Board needs to decide what they feel is acceptable for our community. How do we keep the big businesses out of the village area but allow the small. Changing the zoning will give people the incentive to bring business to town.

Reuben mentioned that the Request for Proposal (RFP) for making the Town Hall ADA compliant has been posted and published in the paper. The sidewalks, ramp and steps need to be replaced to meet the American Disabilities Act requirements.

A motion was made by Mike Todd and seconded by Bill to approve the minutes of June 16th as amended. The motion carried. Yes-3, No-0

With no further business to discuss the meeting adjourned at 9:35pm.

The next scheduled meeting will be Thursday September 15, 2005 at 7:00pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon